

X BOARD OF ADJUSTMENT

PLANNING BOARD

DATE: _____

PROOF OF PAYMENT OF TAXES

Patricia Palermin
Tax Collector

FEE Variance _____
Site Plan _____
Conditional use _____
Subdivision _____

**CITY OF CLIFTON
APPLICATION FOR DEVELOPMENT AND/OR APPEAL
TO BE COMPLETED BY THE APPLICANT**

Site Location 1088 MAIN AVENUE Block: 8.01 Lot: 29

- Name of Applicant: TERESA VARGAS
Address: 1088 MAIN AVENUE, CLIFTON, NJ Telephone: _____
Relation to Owner if not same as Owner: _____
- Name of Owner (if other than Applicant): SAME
Address: _____ Telephone: _____
- The applicant is _____ Corporation A Partnership Individual
Other (please specify): _____
If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership.

CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW

- Name of Architect or Engineer: EVANS ARCHITECTS AIA
Address: 470 CHAMBERLAIN AVE., PATERSON, NJ Telephone: 973-942-9020
- Name of Attorney: Glenn Peterson, Esq., 1037 Rt. 46E., Suite #105, Clifton, NJ 07013 973-472-7711
- Has this property been the subject of a hearing before the Board of Adjustment or Planning Board
 Yes No Disposition
- Deed restrictions that apply or are contemplated: YES NO
(If yes, attach copy)

DESCRIPTION OF PREMISES

- Corner Interior
- Lot Dimensions:

Zone district: BC AND R-B1

Front: 112 Rear: 107 R. Side: 137 L. Side: 169

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front: 46 Rear: 48 R. Side: 104 L. Side: 117

11. Proposed: Front 46 Rear: 48 R. Side: 104 L. Side: 117

Present Use: **COMMERCIAL USES (STORES AND OFFICES)**

Proposed Use: **STORES, OFFICES AND RESIDENTIAL**

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

TYPE OF APPLICATION

Site Plan Conditional Use

"A" Variance

"B" Variance

"C" Variance

"D" Variance (Use)

IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:

Type of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton Zone Plan:

APPLICANT PROPOSES TO RECONSTRUCT EXISTING ONE-STORY COMMERCIAL STRUCTURE ADDING A SECOND STORY WITH A RESIDENTIAL USE. A USE VARIANCE AND BULK VARIANCES ARE REQUIRED.

OFFICE USE ONLY

BOARD OF ADJUSTMENT

PLANNING BOARD

Date of Hearing _____

Board action required by

Date

Application declared complete on

Date

Final Decision Rendered on

Date

APPROVED

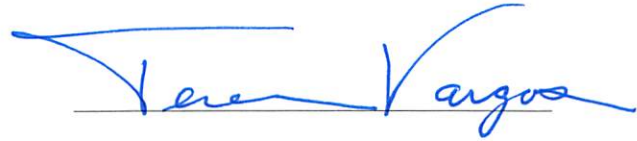
APPROVED WITH CONDITIONS

DENIED

**WITHDRAWN OR
DISMISSED**

DEED RESTRICTION

Being duly sworn, says that he is the applicant or one of the applicants in the above action: that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true.



State of New Jersey County of Passaic
Sworn to and subscribed before me
This 8th day of , 2023.


GLENN PETERSON
Attorney at Law of New Jersey

If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application:

The foregoing application is hereby consented to this day of , 2023.

By:

Sworn and subscribed to before me
This day of
